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# THE VILLE LOCAL HISTORIC DISTRICT REHABILITATION AND NEW CONSTRUCTION STANDARDS

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## RESIDENTIAL APPEARANCE AND USE STANDARDS

1. Use:

A building or premises shall be utilized only for the uses permitted in the zoning district within which the building or premises is located.

2. Structures:

New construction or alterations to existing structures: All designs for new construction or major alterations to the front of the buildings that require a building permit must be approved by "the Heritage and Urban Design Commission and staff" as well as by the existing approving agencies, as required by City Ordinances.

Upon an application being filed with the building department, or with the Heritage and Urban Design Commission and staff, for any variance of existing use, alteration or new construction, the Heritage and Urban Design staff must notify all owners of real estate within 200 feet of the proposed change by posting within said 200 feet of the requested variance, notices of the contents of such application; fifteen working days must elapse after said notices are posted to permit neighborhood expression of approval or disapproval before the permit may issue or the Heritage Commission may act on said request. Standards that do not require building permits serve as guidelines within the district.

Restrictions set forth below apply only to fronts and other portions of the building visible from the street and on corner properties (excluding garages), those sides exposed to the street. See Section 2(M).

A. Height.

New buildings or altered existing buildings, including all appurtenances, must be constructed within 25% of the average height of existing residential buildings on the block. NOTE: The Ville has a range of heights: Homer G. Phillips, St. James House--10 stories; the Ville Apartment--8 units of 2 stories with dormers. When feasible, new residential structures shall have their first floor elevation approximately the same distance above the front-grade as the existing buildings in the block.

B. Location:

Location and spacing of new building: 10 feet apart. Width of new buildings should be consistent within 25% of existing buildings.

C. Exterior Materials:

Materials on the fronts and other portions of new or renovated buildings visible from the street and on corner properties, those sides of the

building exposed to the street excluding garages are to be compatible with the original buildings.

D. Details:

Architectural details on existing structures, such as columns, dormer, porches and bay windows, should be maintained in their original form, if at all possible. Architectural details on new buildings shall be compatible. Renovated structures should be in the same vertical proportion as the original structures. Raw or unfinished aluminum is not acceptable for storm doors and windows. Aluminum or metal awnings visible from the street are not permitted. Canvass or canvass type awnings are permitted.

E. Roof Shapes:

When there is a strong or dominant roof shape in a block, proposed new construction or alterations shall be compatible with existing buildings.

F. Roof Materials:

Roof materials should be of slate, tile, copper, or asphalt shingles where the roof is visible from the street (brightly colored asphalt shingles are not acceptable). Design of skylights or solar panels, satellite receiving units, where prominently visible from the street should be compatible with existing building design.

G. Walls, Fences, and Enclosures:

Yard dividers, walls, enclosures, or fences in front of building line are not permitted. All side fences shall be limited to six feet in height.

H. Landscaping:

The installation of street trees is encouraged. In front of new buildings, street trees may be required. Front Lawn hedges shall not exceed four feet in height along public sidewalks. If there is a predominance of particular types or qualities of landscaping materials, any new plantings should be compatible considering mass and continuity.

I. Paving and Ground Cover Material:

Where there is a predominant use of a particular ground cover (such as grass) or paving material, any new or added material should be compatible with the streetscape. Loose rock and asphalt are not acceptable for public walkways (sidewalks) nor for ground cover bordering public walkways (sidewalks).

J. Street Furniture and Utilities:

Street furniture for new or existing residential structures should be compatible with the character of the neighborhood. Where possible, all new utility lines shall be underground.

K. Off-street parking should be provided for new or renovated properties.

- L. No permanent advertising or signage may be affixed to building or placed in yard of residential properties.
- M. The standards found in Section 2C and 2D are not applicable to garages or out buildings to be constructed or renovated behind the rear edge of the main building and visible from the street. The general overall appearance of the building must be visually compatible with the surrounding structures.

### **COMMERCIAL AND NON-RESIDENTIAL USES**

- 1. Use:

A building or premises shall be utilized only for the uses permitted in the zoning district within which the building or premises is located.
- 2. Structures: New construction or alterations to existing structures: Restrictions set forth below apply only to fronts and other portions of the building visible from the street and on corner properties (excluding garages), those sides exposed to the street.
  - A. Height:
    - 1. On blocks where buildings are the same height, renovated structures are to be "appropriate to" that height.
    - 2. On blocks with varying heights, new or renovated structures should be compatible with 25 percent of these heights.
  - B. Exterior Materials:

Materials for new or renovated structures are to be compatible with the original building materials. Raw aluminum or steel is not acceptable. "Building material samples shall be submitted to HUDC upon request."
  - C. Details:

Architectural details on existing structures shall be compatible with existing details in terms of design. Raw or unfinished aluminum is not acceptable for storm doors and windows. Awnings are to be of canvas or canvas like only. Gutters shall not be made of raw or unfinished aluminum or steel. Balconies and porches on new or renovated structures should be compatible with original design and new storefronts are to be compatible with the "historic storefront design."
  - D. Roof Shapes:

On blocks where a roof shape and lines are dominant. New or renovated structures should have the same roof shape and lines. On blocks where there are different roof shapes and designs, new or renovated structures should have roof shapes and lines that are compatible to the existing. Aluminum or plastic siding, corrugated sheet metal, tarpaper and bright colored asphalt shingles on mansard roofs are not acceptable where

visible from the street. A consistent material should be used on any given roof.

E. Walls, Fences and Enclosures:

Materials and construction of new or renovated fences. When visible from the street, should be compatible with the character of the neighborhood. Materials shall include wood, stone, brick, wrought iron or evergreen hedge. Height of fences should not exceed six feet. Barbed wire is not allowed.

F. Landscaping:

New plantings should be compatible by considering massing and continuity. The installation of street trees is encouraged and in some instances may be required.

G. Paving or Ground Cover Material:

Loose rock or crushed gravel and large expanses of untreated concrete are not acceptable.

H. Street Furniture and Utilities:

Street furniture for new or existing commercial structures should be compatible with the character of the neighborhood. Where possible all existing and new utility lines should be placed underground or in the alleys.

I. Parking and Loading Docks:

Parking for commercial use should be either behind the structure or along the side. Loading docks are to be placed on the alley side of the building unless access is impossible and must be placed on the street side of the building.

J. Signs:

Signs within the commercial district shall be in accordance with the zoning ordinance.

K. Landscaping:

New planting should be compatible by considering massing and continuity. The installation of street trees by request to the City is encouraged and in some instances will be required for all new developments.